

POST OFFICE FACILITY

SAN DIEGO, CALIFORNIA

Present-value analysis of Federal construction compared with leasing.
The pertinent data concerning this project is as follows:

I. Problem

1. Net Area of Building	332,500 sq. ft.
2. Site, Design, Engineering, etc.	\$ 1,408,000
3. Estimated Improvement Cost	\$ 9,838,000
4. Annual Rental of Space Comparable to New Building (332,500 sq. ft. x \$3.65)	\$ 1,213,625
5. Estimated Number of Personnel to be Housed	839
6. Economically Useful Life of Building	40 years

II. Cost Inclusions

A. Construction

1. Site, Design, Engineering, etc.	\$ 1,408,000
2. Estimated Improvement Cost	\$ 9,838,000
3. Maintenance and Operation (332,500 sq. ft. x \$1.40 x 18.4016)	\$ 8,565,945
4. Repair and Improvements (332,500 sq. ft. x 5.01665)	\$ 1,668,036
5. Impacted Area Payment (839 x \$28.57 x 18.4016)	\$ <u>441,091</u>
TOTAL	\$ <u>21,921,072</u>

B. Leasing

(332,500 sq. ft. x \$3.65 x 18.4016)	\$ <u>22,332,642</u>
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COURTHOUSE, FEDERAL OFFICE BUILDING
AND PARKING FACILITY

SAN DIEGO, CALIFORNIA

Present-value analysis of Federal construction compared with leasing.
The pertinent data concerning this project is as follows:

I. Problem

1. Net Area of Building	709,400 sq. ft.
2. Site, Design, Engineering, etc.	\$ 4,152,000
3. Estimated Improvement Cost	\$ 26,315,000
4. Annual Rental of Space Comparable to New Building (709,400 sq. ft. x \$5.03)	\$ 3,568,282
5. Estimated Number of Personnel to be Housed	1,760
6. Economically Useful Life of Building	50 years

II. Cost Inclusions

A. Construction

1. Site, Design, Engineering, etc.	\$ 4,152,000
2. Estimated Improvement Cost	\$ 26,315,000
3. Maintenance and Operation (709,400 sq. ft. x \$1.43 x 19.7620)	\$ 20,047,403
4. Repair and Improvements (709,400 sq. ft. x 6.37707)	\$ 4,523,893
5. Impacted Area Payment (1,760 x \$28.57 x 19.7620)	\$ 993,697
TOTAL	<u>\$ 56,031,993</u>

B. Leasing

(709,400 sq. ft. x \$5.03 x 19.7620)	<u>\$ 70,516,389</u>
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